

PLAT OF THE MEADOWS
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 14, TOWNSHIP 31 NORTH, RANGE 2 EAST, W.M.
ISLAND COUNTY, WASHINGTON

LONG PLAT NO _____ PLP 383/05 R23114-366-2290
APPROVAL DATE November 4-2006

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,
EXCEPT THE SOUTH - 800 FEET THEREOF,
AND ALSO THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER
THENCE SOUTH 89°50' WEST A DISTANCE OF 57.5 FEET, MORE OR LESS, TO THE
CENTER OF THE COUNTY ROAD,
THENCE SOUTH 28°28' WEST FOLLOWING CENTER OF COUNTY ROAD A DISTANCE OF 374
FEET,
THENCE NORTH 89°50' EAST A DISTANCE OF 235 FEET, MORE OR LESS, TO THE WEST
LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,
THENCE NORTH 07°24'5" WEST A DISTANCE OF 330 FEET, MORE OR LESS, TO THE
POINT OF BEGINNING

EXCEPTING THEREFROM THAT PORTION CONVEYED TO ISLAND COUNTY FOR ROAD
PURPOSES BY QUIT CLAIM DEED, RECORDED JULY 6, 1978, UNDER AUDITOR'S FILE NO
335310, RECORDS OF ISLAND COUNTY, WA

ALL IN SECTION 14, TOWNSHIP 31 NORTH, RANGE 2 EAST OF THE WILLAMETTE
MERIDIAN,

SITUATE IN ISLAND COUNTY, WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF ISLAND)

THIS IS CERTIFY THAT ON THIS 31 DAY OF Oct, 2006,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED
Sharon A Bouck TO ME KNOWN TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT they SIGNED AND
SEALED THE SAME AS their FREE AND VOLUNTARY ACT
AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING
AT Sharon A Bouck
Island City

ACKNOWLEDGMENT

STATE OF WASHINGTON
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THIS IS CERTIFY THAT ON THIS 31 DAY OF Oct, 2006,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE
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AT Sharon A Bouck
Island City

NOTES

ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR
PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT
DEVELOPMENT ON EACH PARCEL SHALL EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL BMP'S
TO PREVENT TRANSPORT OF SEDIMENT INTO THE SITE'S STORMWATER DETENTION SYSTEM
RESTRICTIONS

- PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET
- 1) A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH
DEPARTMENT
 - 2) A PERMIT FOR A SEWAGE DISPOSAL SYSTEM MUST BE ISSUED BY THE ISLAND COUNTY HEALTH
DEPARTMENT

- 3) LOT SIZE AVERAGING WAS USED IN ACCORDANCE WITH CHAPTER 17.03.070 TO CREATE LOTS THAT
ARE SMALLER THAN THE REQUIRED MINIMUM LOT SIZE. NO LOTS IN THIS SUBDIVISION MAY BE FURTHER
DIVIDED
- 4) DIRECT VEHICULAR ACCESS FROM LOTS 1-17 IS RESTRICTED TO THE PRIVATE ROAD, SECOND COURT,
AND ITS SINGLE, APPROVED ACCESS POINT LOCATION ONTO ROWE ROAD SHOWN HEREON
- 5) NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE
DRAINAGEWAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING
DEPARTMENT

- 6) ALL FUTURE SITE IMPROVEMENTS SHALL RESPECT THE 100-FOOT CATEGORY A WETLAND BUFFER AS
SHOWN HEREON. THE LEGALLY EXISTING RESIDENTIAL LANDSCAPING MAY CONTINUE TO BE MAINTAINED
PROVIDED THAT MAINTENANCE DOES NOT INVOLVE FURTHER INTRUSION INTO THE WETLAND OR BUFFER
- 7) ALL LOTS SUBJECT TO COVENANTS, CODES AND RESTRICTIONS AS RECORDED UNDER AFN-4186234
- 8) WATERLINE EASEMENTS BENEFITTING CAMANO COOPERATIVE WATER & POWER COMPANY AND ANY LOT
CREATED BY THIS SUBDIVISION AS RECORDED UNDER AFN-4186234

SURVEYOR CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF
ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING
ACT, IN THE MONTH OF SEPTEMBER, 2005

RICHARD D. ROSS

CERTIFICATE NO. 37554

TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS
HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED
ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR
THE CURRENT YEAR, 2006

Sharon A Bouck
SIGNATURE AND SEAL

DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS
ESTABLISHED BY CHAPTER 16.06, ISLAND COUNTY CODE, AND IS
HEREBY APPROVED THIS 30th DAY OF October, 2006

NAME Philip Barker, MCF DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVAL IN ACCORDANCE WITH RCW 81.17.160(1)
AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 1st DAY OF
Nov., 2006

William Oakes P.E.
WILLIAM OAKES, ISLAND COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS
ESTABLISHED BY CHAPTER 16.06, ISLAND COUNTY CODE, AND IS
HEREBY APPROVED THIS 8th DAY OF Nov., 2006

WILLIAM L. MCGOWELL, CHAIRMAN

Chris Brown

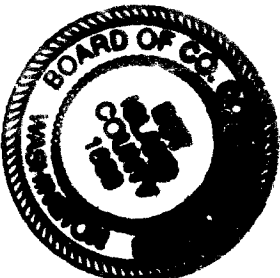
WYNE SHELTON, COMMISSIONER

William J. Byrd

WILLIAM J. BYRD, COMMISSIONER

Elaine Marlow

ELAINE MARLOW, CLERK OF THE BOARD



CERTIFICATE OF TITLE

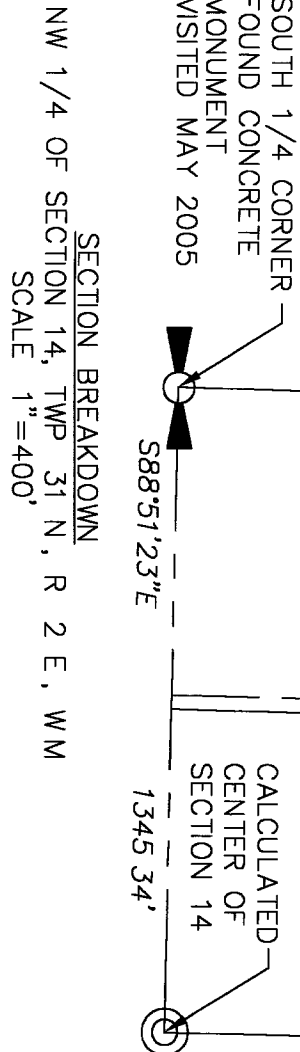
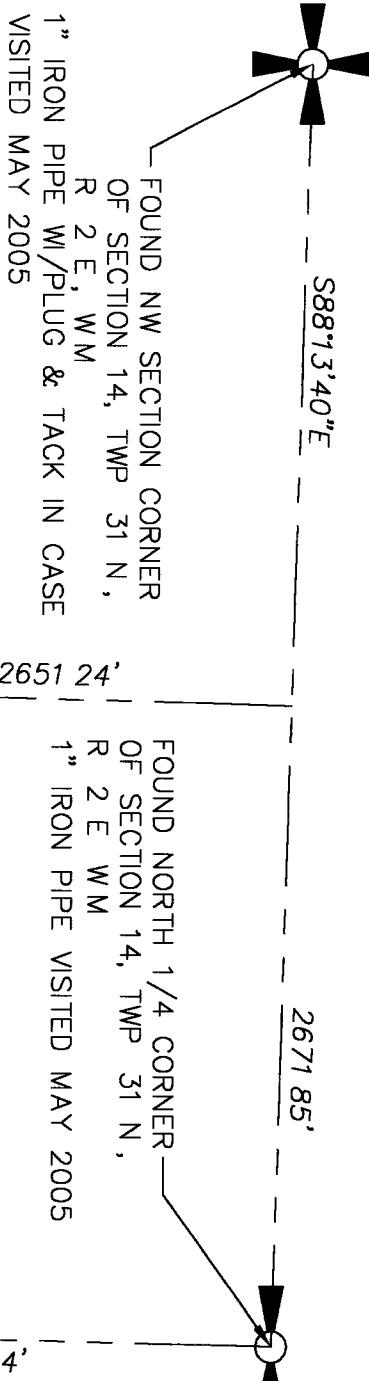
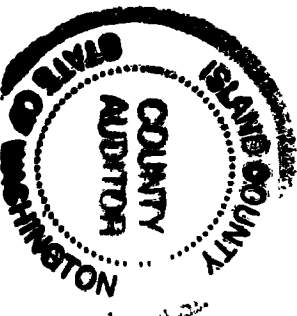
RECORDED 11-06-2006 IN VOLUME 3323 PAGE
UNDER AUDITOR'S FILE NUMBER 4186234, RECORDS
OF ISLAND COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF Nov, 2006, AT
2:15 PM IN VOL. 13 OF LONG PLATS, PAGE(S) 3323
UNDER AUDITOR'S FILE NO. 4186234 RECORDS OF ISLAND
COUNTY, AT THE REQUEST OF THE ISLAND COUNTY
ISLAND COUNTY AUDITOR

OWNER(S) CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED
APPLICANT(S) HEREBY CERTIFY THAT THIS
AS FREE AND VOLUNTARY ACT AND DEED IS MADE
BY RAYMOND MUELLER PATTY MUELLER
RAYMOND MUELLER PATTY MUELLER
MORTGAGE OR LIEN HOLDER'S SIGNATURE
WHILE AT ISLAND BANK

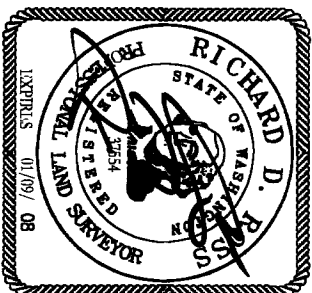


SE 1/4 OF THE NW 1/4 OF SEC. 14, TWP. 31 N, R. 2 E., W.M.

DELTA LAND SURVEYORS

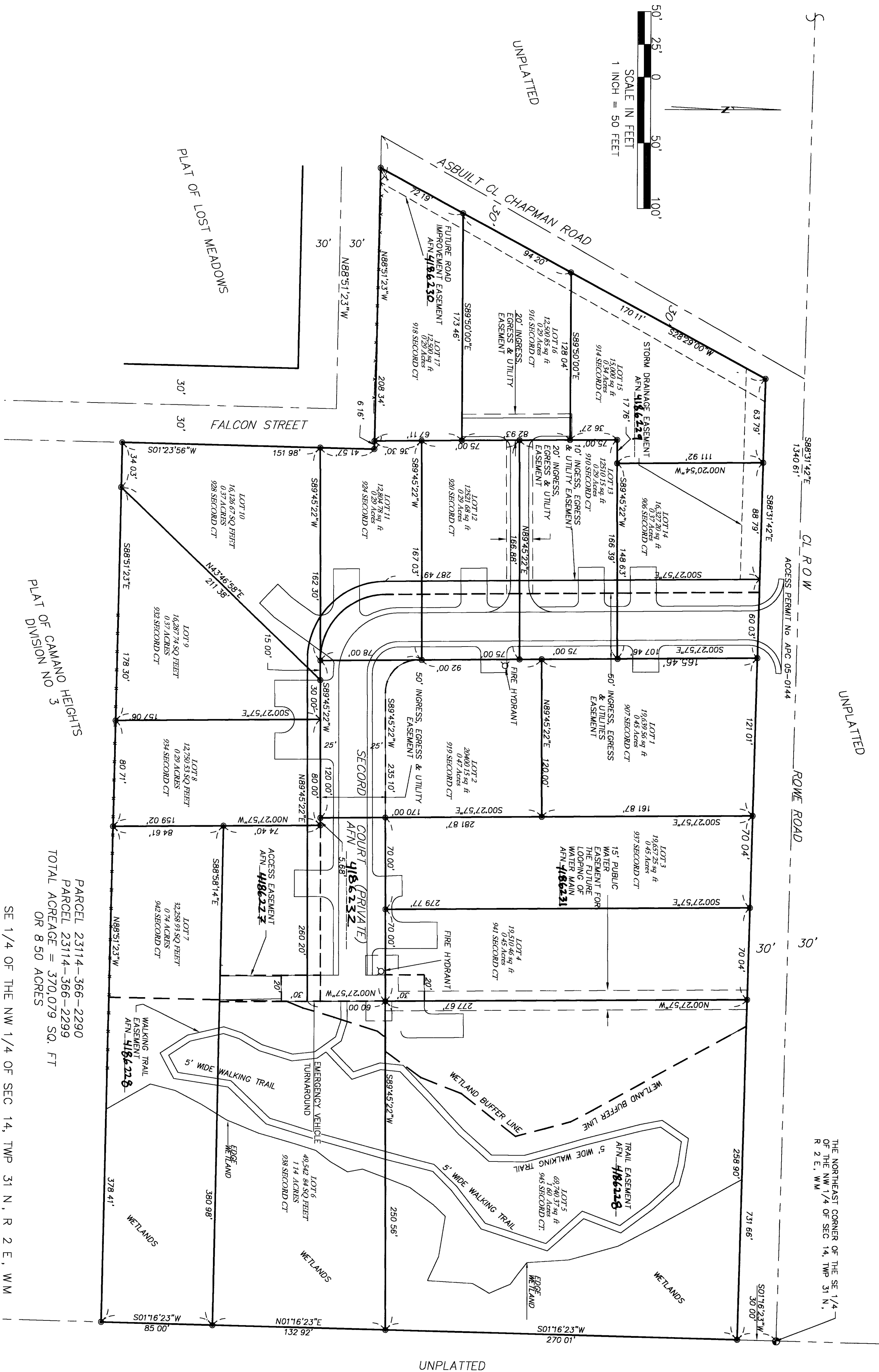
414 WEST DRY LAKE ROAD
CAMANO ISLAND WA 98282
(360) 939-0316 FAX (360) 939-2078
Surveyor RICHARD D. ROSS

Drawn <u>AMS/RLP</u>	Date <u>10/23/06</u>	Job No <u>05-1356</u>	Applicant(s) <u>MIKE HAYES</u>
Checked <u>RDR</u>	Scale <u>1"=50'</u> F B <u>LL</u>	Sheet <u>1</u> of <u>2</u>	Owner(s) <u>RAYMOND & PATTY MUELLER</u>



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A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 14, TOWNSHIP 31 NORTH, RANGE 2 EAST, W.M.
ISLAND COUNTY, WASHINGTON

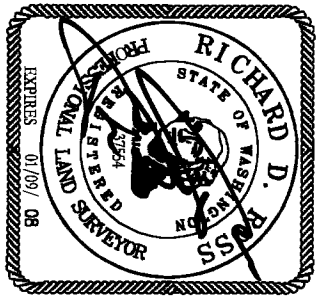
LONG PLAT NO P/LP 383/05.R23114-366-2290
APPROVAL DATE November 14, 2006



PLAT OF CAMANO HEIGHTS
DIVISION NO 3

PARCEL 23114-366-2290
PARCEL 23114-366-2299
TOTAL ACREAGE = 370,079 SQ. FT
OR 8.50 ACRES

SE 1/4 OF THE NW 1/4 OF SEC 14, TWP 31 N, R 2 E, W M



DELTA LAND SURVEYORS

414 WEST DRY LAKE ROAD
CAMANO ISLAND WA 98282
(360) 939-0316 FAX (360) 939-2078

Surveyor RICHARD D. ROSS

Applicant(s) MIKE HAYES

Owner(s) RAYMOND & PATTY MUELLER

Drawn AMS/R/LP
Checked RDR

Date 10/23/06

Job No. 05-1356

Applicant(s) MIKE HAYES

Owner(s) RAYMOND & PATTY MUELLER

Scale 1"=50' F B LL

Sheet 2 of 2

Job No. 05-1356

Applicant(s) MIKE HAYES